

Leeds Office: 0113 388 4848

Manchester Office: 0161 631 2852

SHOPPING CENTRE PROPERTY / CLASS A2

Unit 2a Princes Pavement The Grange Shopping Centre, Birkenhead CH41 2XY



Rent: £43,000 PA Ground Floor Area 2,165 Sq ft / 201 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

Gary Crompton Mob: 07554 402314

Email: gary@barkerproudlove.co.uk

Grant Owens Mob: 07808 646576

Email: grant@barkerproudlove.co.uk

www.barkerproudlove.co.uk Page: 1



Leeds Office: 0113 388 4848

Manchester Office: 0161 631 2852

Location:

The premises are located within The Pyramids Shopping Centre. The centre forms the prime retail pitch within Birkenhead town centre.

The unit fronts Princess Pavement, at the north east edge of the centre, adjacent to Birkenhead Market and in close proximity to the bus station.

Neighbouring occupiers include Argos and Savers.

Demise:	Sq Ft	Sq M
Ground Floor	2165	201.2
First Floor	2019	187.6

Rent:

The passing rent is £43,000 per annum exclusive.

Tenure:

Available by way of an assignment of the existing lease which is due to expire 6th February 2022. Incentives available subject to covenant and status.

Business Rates:

The premises currently has a rateable value of £19,000.

For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

Service Charge:

The service charge for the current year is £8,790.

EPC:

Energy Performance Asset Rating - TBC

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

May 2023

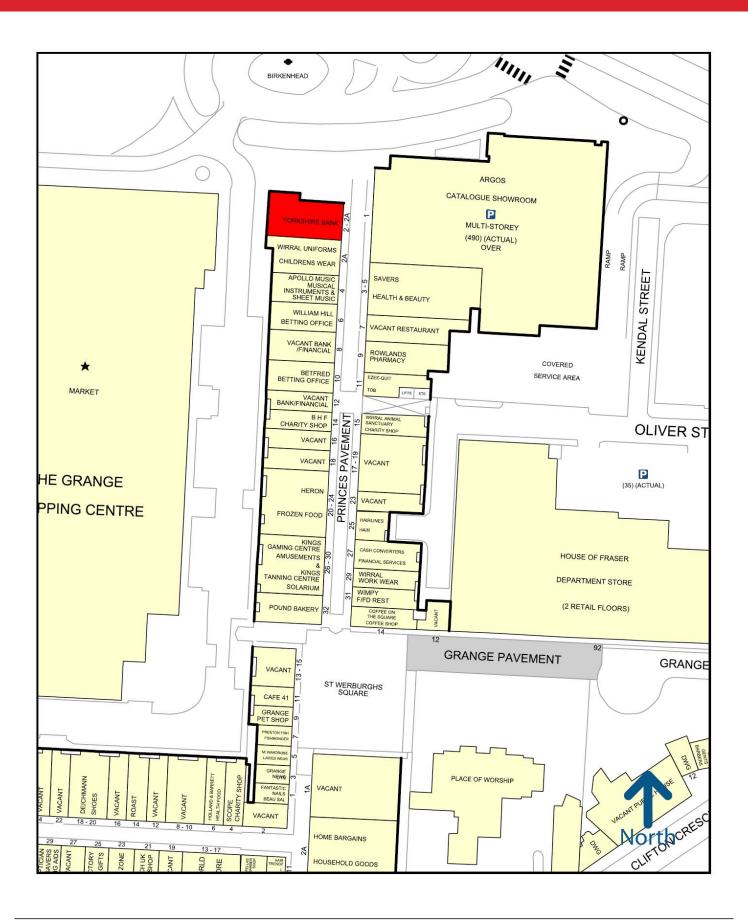
Subject to Contract

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. May 2023

www.barkerproudlove.co.uk Page: 2

Leeds Office: 0113 388 4848

Manchester Office: 0161 631 2852



www.barkerproudlove.co.uk Page: 3